



Pallet Shelters Update and Emergency Housing Alternatives

OFFICE OF HOMELESS SOLUTIONS

Housing and Homelessness Committee
April 25, 2022

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TEMPORARY EMERGENCY HOUSING ALTERNATIVES

- Presented options to City Council on December 17, 2019

PRODUCT	# OF BEDS	START-UP COSTS	OPERATIONS	TOTAL COST
Tuff Shed Cabins (20)	20	\$369,280	\$1.3 million	\$1,369,280
Pallet Shelters (20)	20	\$495,680	\$1.3 million	\$1,495,680
Sprung Structure (1)	125	\$677,459	\$1.3 million	\$1,677,459



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JANUARY 21, 2020, CITY COUNCIL ACTION ITEMS

- Determined that the minimum 70 square feet recommended floor area for single occupancy and minimum 120 square feet recommended floor area for double occupancy for emergency sleeping cabins significantly delays the city's ability to move people out of harsh climates and safely into shelter with an accelerated timeline and is counterproductive to the City Council's intent in declaring crisis;
- Directed staff to prepare an ordinance to amend Section 16.34.040 of the Riverside Municipal Code to decrease the minimum number of square feet of interior space for single occupancy emergency sleeping cabins to 64 square feet for single and double occupancy;
- Directed staff to prepare an ordinance to amend Section 16.34.040 of the Riverside Municipal Code to decrease the minimum number of square feet of interior space for single and double occupancy sleeping cabins to 64 square feet;



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JANUARY 21, 2020, CITY COUNCIL ACTION ITEMS

- Directed staff to prepare a resolution directing the Planning Division and Code Enforcement Department not to pursue any violation complaints related to the placement or occupancy of emergency housing units on Designated Public Facilities property until the Riverside Municipal Code, Section 16.34.040 is amended;
- Directed staff to submit a copy of an updated ordinance to the California Buildings Standards Commission (BSC); and
- Approved an accelerated timeline to deploy emergency sleeping cabins to be operational by January 31, 2020, if possible, or shortly thereafter.



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PALLET SHELTERS

- During COVID-19 pandemic, 30 pallet shelters were installed at 1901 Massachusetts
- Total project cost: \$781,100
- Annual operations: \$1,220,060
- Served 134 individuals over a 12-month period
- Cost to serve each client: \$9,105



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PALLET SHELTER FIRE

1. February 5, 2022: four pallet shelters were damaged by a fire incident
2. Building Official, Fire Department, General Services and arcologica (architect) met to address life safety requirements
 - a. Architect to re-design site and send a draft plan with the following items:
 - 1) Egress gates to be added to north and southside of fence enclosing the pallet shelters
 - 2) Gates to have panic hardware and exit signs
 - 3) 'No parking' striping to be added to site at egress gates
 - 4) All asphalt mounted shelters are to be re-spaced to have 10' clearance in all directions
 - 5) All mounted (ADA compliant shelters) are to have fire sprinklers added.
 - b. Fire alarms need to be hard wired.



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PALLET SHELTERS REPLACEMENT/RECONFIGURATION

- Reduce pallet shelters from 30 to 22, including 4 ADA units
- Total project cost: \$452,394



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EMERGENCY HOUSING ALTERNATIVES

OPTION	ACTIVITY	ESTIMATED COST	DESCRIPTION
1	90 new pallet shelter units (Non-congregate shelter)	\$2,326,100	This option would replace the existing Pallet Shelter Program offsite and increase the bed capacity by 68 pallet shelters. This project would provide a minimum of 90 shelter beds and 180 shelter beds at full capacity.
2	Rehabilitation of an existing building for a permanent shelter (Non-congregate shelter)	\$4,295,137	This option would replace the existing Pallet Shelter Program and require the acquisition of an existing building to be rehabilitated to provide 90 permanent shelter beds.

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EMERGENCY HOUSING ALTERNATIVES

OPTION	ACTIVITY	ESTIMATED COST	DESCRIPTION
3	New Construction of an Emergency Shelter facility (Congregate shelter)	\$7,570,600	This option would replace the existing Pallet Shelter Program and require the acquisition of vacant land and the construction of a new building for 90 bed emergency shelter.
4	Sprung Structure (Congregate shelter)	TBD	At the time of submitting this report, staff was researching the cost of this option. Staff will provide a verbal update during the committee meeting.

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COST EVALUATION UNDERWAY

Options 1 through 4 will require property acquisition. Staff is currently reviewing the City's list of properties available for surplus and privately owned properties on the market for sale and operation costs for each of these options



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STRATEGIC PLAN ALIGNMENT

Envision Riverside 2025 Strategic Plan Priorities



#2 Community Well-Being

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the Housing and Homelessness Committee:

1. Receive an update on the Pallet Shelters and emergency housing alternatives; and
2. Direct staff on which emergency housing options to pursue and return to the Housing and Homelessness Committee with final budgets for those options.



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